

Grafton MBTA Zoning Compliance Update

July 10, 2023

Fiona Coughlan, Town Planner



WORK SO FAR

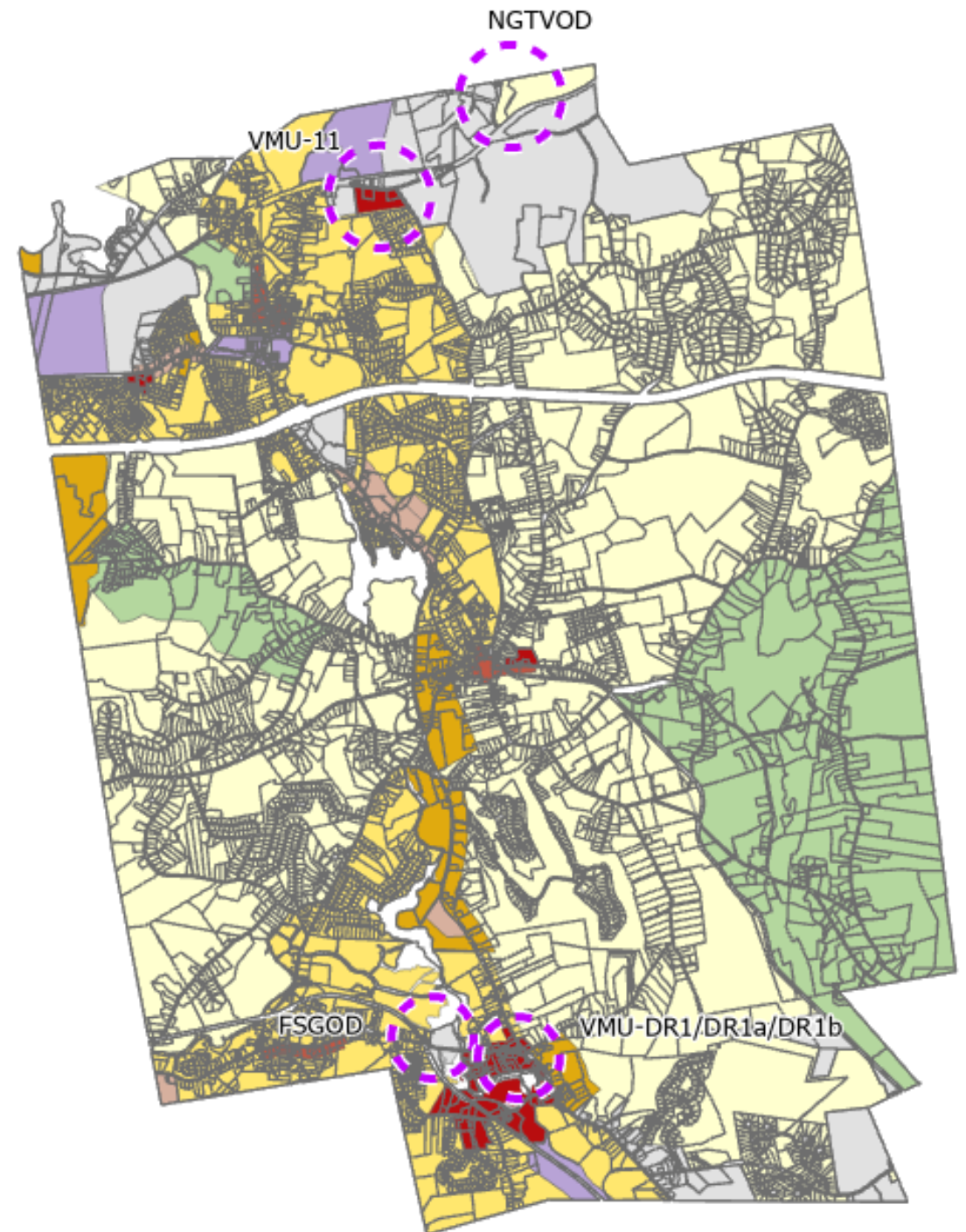
- CMRPC staff, the Town Planner Fiona Coughlan, and Planning Board member Dave Robbins have determined the approach for compliance with the law.
- The “Subzone B” District of the NGTVOD (5 Millennium Dr.) meets compliance requirements and is an ideal candidate for the new zoning.
- The zoning is currently being drafted by CMRPC.
- A RFQ for the required EFA has been drafted once the zoning is drafted.

Compliance is focused on four different portions of existing zoning:

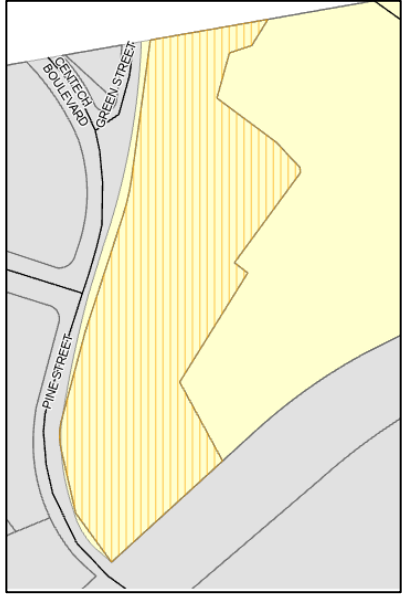
North Grafton Transit Village Overlay District (NGTVOD)

Fisherville Smart Growth Overlay District (FSGOD)

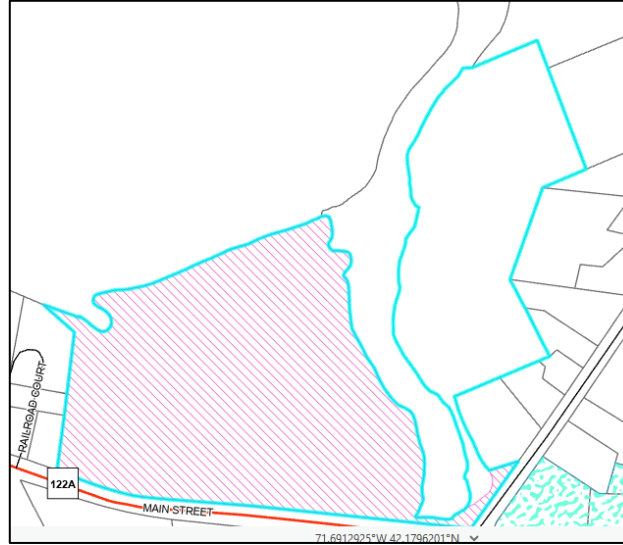
Village and Neighborhood Mixed Use (VMU)



Final Option



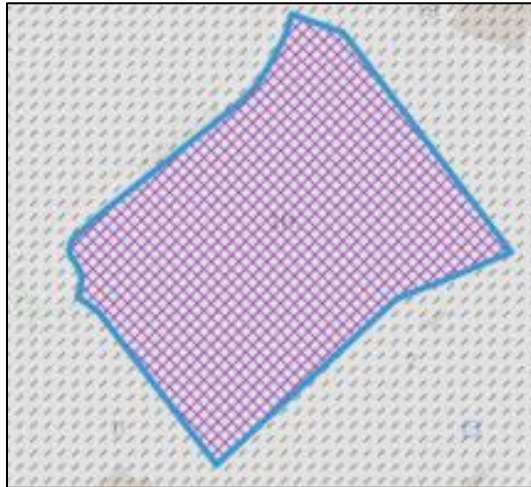
NGTVOD – 40R-1



FSG-OD-2



17/27 Upton ST



5 Millennium



Final Option

UNIT CAPACITY PER DISTRICT TABLE						
Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	NGTVOD-40R-1	VMU-DR1b	FSG-OD-2	5 Millennium	17/27 Upton St	
Modeled Unit Capacity	628	2,010	686	674	425	4,423
Dwelling Units per Acre Limit		514	246		91	851
District Unit Cap Limit						0
Max Lot Coverage Limit	972	8,964	1,072	1,054	1,053	13,115
Lot Area per Dwelling Unit Limit						0
Max Units per Lot Limit	628	2,010	686	674	425	4,423
FAR Limit						0
Final Unit Capacity per District	628	389	246	674	81	2,018

Final Option

SUMMARY TABLE						
Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	NGTVOD-40R-1	VMU-DR1b	FSG-OD-2	5 Millennium	17/27 Upton St	
District Acreage (see note)	8.9	69.4	9.8	9.7	7.6	105.4
District Density Denominator (see note)	8.5	51.7	9.6	9.0	4.0	82.8
Final Unit Capacity per District	628	389	246	674	81	2,018
DU/AC	73.6	7.5	25.7	74.6	20.4	24.4
Parcel Acreage	8.9	64.3	9.8	9.7	7.6	100.3
Total Built Square Feet	628,825	2,023,064	686,253	674,278	425,120	4,437,540
Total Units in Station Area	628	0	0	674	0	1,302
Non-Conforming Parcels	0	60	0	0	2	62
Total Excluded Land (sf)	388,829	852,894	12,904	27,685	303,755	1,586,067
Total Open Space (sf)	74,389	1,071,667	85,782	84,285	38,840	1,354,962
Total Parking Area (sf)	188,648	758,649	205,876	202,283	159,420	1,514,876
Units Forgone due to Unit Cap in Zoning	0.00	0.00	0.00	0.00	0.00	0

Final Option

COMPARISON TABLE OF REQUIREMENTS AND MODELED RESULTS		
Category	Guideline Requirements	Modeled Results
Community:	Grafton	Grafton
Community Category:	Adjacent community	Adjacent community
2020 Housing Units (Census PL-94):	7,760	7,760
Minimum Multi-family Unit Capacity:	776	2,018
Minimum Land Area:	50	105.4
Developable station area:	82.26	82.26
% Unit Capacity within Transit Station Areas:	0%	0%
% Land Area Located in Transit Station Areas:	0%	0%

Any Questions?